

## MINUTES

### CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

DECEMBER 3, 2007

The City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m., Chairman Harold Sanger presiding. Upon roll call, the following responded:

#### Present

Harold Sanger, Chairman  
Steve Lichtenfeld, Aldermanic Representative  
Lenore Toser-Aldaz, Deputy City Manager (filling in for Mike Schoedel, City Manager)  
Debbie Igielnik  
Jim Liberman  
Marc Lopata  
Scott Wilson

#### Absent:

None

#### Also Present:

Catherine Powers, Director of Planning & Development Services  
Jason Jaggi, Planner  
Kevin O'Keefe, City Attorney (arrived at 5:45 p.m.)

Chairman Sanger welcomed everyone to the meeting and asked that conversations not take place during the meeting and that all cell phone and pager ringers be turned off.

## MINUTES

There were no minutes to approve this evening.

### ARCHITECTURAL REVIEW – NEW CONSTRUCTION – SINGLE FAMILY RESIDENCE – REVISION TO PREVIOUSLY APPROVED PLANS – 141 N. FORSYTH BLVD.

Lauren Strutman, senior architect, and Bobby Slavin, owner, were in attendance at the meeting.

Catherine Powers explained that the owner is seeking approval for changes in the color of brick and changes to the front entry and stone banding. Catherine indicated that the applicant is proposing the use of a tan, smooth faced brick instead of the previously approved red brick. Also proposed is a new design for the front entry porch utilizing pre-cast stone columns instead of decorative quoins on the corners. The columns are not freestanding; rather they will be applied to

the wall surface. Finally, the stone banding is being changed to a brick soldier course on the side and rear elevations. The front elevation stone accent trim will remain. Catherine stated that the inclusion of the stone column accents will match the limestone banding on the front elevation. The Clayton Gardens Urban Design District requires the brick color to be compatible with the other homes on the block. Generally, the Clayton Gardens neighborhood is dominated by red tone brick houses; however, staff observations of the block indicate other colors of brick and painted brick houses. Staff would prefer a traditional style brick with varying textures and a mix of colors; however, given the existence of other brick colors and painted brick houses on this street, staff recommends approval.

Ms. Strutman distributed color drawings of the previous and current proposals for comparison purposes. She introduced Bobby Slavin to the members. She stated that Mr. Slavin has put a lot of thought and care into this project. A brief explanation of the proposed changes was provided including the introduction of stone columns on the front porch versus brick quoins and changing the brick from red to a smooth, tan brick (sample presented). Lauren then presented the other proposed materials, indicating that they remain the same as previously presented. She stated that the soldier course brick band will line up with the limestone.

Jim Liberman asked why the changes.

Ms. Strutman indicated that the owner desires these changes.

Scott Wilson asked the color of the mortar.

Ms. Strutman replied “natural”.

Being no further questions or comments, Debbie Igielnik made a motion to approve as submitted. The motion was seconded by Steve Lichtenfeld and received unanimous approval of the Board.

#### CONCEPTUAL REVIEW – WASHINGTON UNIVERSITY – NEW/REPLACEMENT DORMITORIES AND RELATED ACTIVITIES – SOUTH 40 CAMPUS

Richard Kirschner, project architect (Mackey Mitchell Architects), was in attendance at the meeting. Cheryl Adelstein, Washington University Director of Community Relations and Art Ackermann of Washington University were also in attendance.

Catherine Powers stated that Washington University has submitted a request for conceptual review of the next phase of construction for the South 40 Campus. This phase calls for the replacement of Umrath and Rubelmann Residence Halls, the replacement of Wohl Center (dining and activity center of the South 40 Campus), the construction of a new Eliot B Residence Hall on the current Wohl Center site, and the construction of a small Chiller Plant. The proposal calls for four new buildings totaling 629 beds with additional square footage for student activity space, dining, and meeting space. The placement of these buildings is representative of a “Main Street” design. The proposal represents an increase of 200 beds above the current Conditional Use Permit limit of 3,000 beds; however, the University intends to adjust the number of beds by vacating beds from other locations in order to maintain the 3,000 bed limit. The location of these areas to be reduced has not been specified. Additionally, the University would request a reduction in the

required parking from the required 1,000 spaces to 925 spaces. The City has anticipated the continuing redevelopment of the South 40 Campus. This phase of the redevelopment represents an ambitious plan which will transform a large portion of the South 40 Campus. The University is proposing to develop this phase as a “Green” project and will replace several outdated buildings. However, these benefits need to be balanced by the request for an overall reduction in the required parking; from the required 1000 spaces to approximately 925 spaces. Catherine indicated that staff recommends that Washington University provide alternative methods to ensure that parking is adequate (i.e. rental fleets available to students) and provide the City a plan to assure there is not spill-over into the surrounding neighborhoods.

Mr. Kirschner began a PowerPoint presentation, stating that Catherine summarized the proposal well. He stated that 12 years ago when Washington University’s Master Plan was initiated, there were 2,300 beds and since then, five phases have been completed, as follows: 1) Danforth/Shepley; 2) Four new dorms and a new garage (South side of the athletic fields); 3) Eliot (south of Wohl Center); 4) Liggett (east side of the South 40 Campus); and 5) internal renovation (Mudd Park) for the purpose of increasing the student population to 3,000 in order to be competitive. He stated this phase includes the demolition of three major buildings and one minor building.

A slide depicting the site plan was presented, showing the existing Umrath/Rubelmann (housing 300 residents) buildings, Wohl Center (primary food service area, with a fitness area and student activity space) building, parking along Shepley that will be removed (servicing Lee & Umrath) and the location of a new chiller plant. Mr. Kirschner indicated that the cooling towers are currently located on the Wohl Center and need to be re-located.

An aerial view of the proposed new buildings, as well as the future Lee & Beaumont buildings was presented.

Chairman Sanger asked about College Hall.

Mr. Kirschner indicated that College Hall is the community center for the South 40 Campus, containing dining facilities and meeting rooms. He stated that once this project is complete, there will be an extra 300 beds, but that beds from other buildings will be reduced from 560 to 300.

Chairman Sanger asked staff to discuss the agreement regarding the number of beds.

Catherine Powers stated the agreement is that there be no more than 3,000 beds on the South 40 Campus.

Plans for Eliot B, the new Wohl building/College Hall and the new Umrath/Rubelmann buildings were presented as well as an aerial view of the campus and new Pedestrian Street.

Scott Wilson commented that the stone is a new design.

Chairman Sanger asked about the white plans on the rooftops.

Mr. Kirschner indicated that they are roof extensions.

Views of the buildings along Shepley Drive were presented as well as a view of the new chiller plant that will be on the south side of the Wohl Garage.

Steve Lichtenfeld asked if the top of the chiller plant slopes toward the west.

Mr. Kirschner replied “no”. He stated the flat roof will line up with the top level of the garage.

Steve Lichtenfeld asked about the vertical slots.

Mr. Kirschner indicated they are design features; not for ventilation.

Steve Lichtenfeld asked about the chiller plant’s open roof and if it will cause a nuisance.

Mr. Kirschner indicated that there will be condensation and the noise will be abated.

Scott Wilson asked where the chillers are currently located.

Mr. Kirschner stated the chillers are now located on top of the Wohl Center. He stated the new chillers will serve basically the same area as they do currently.

Steve Lichtenfeld commented that the chillers will be moving toward the southwest, a location closer to a residential area. He asked that documentation be provided to staff to ensure no additional noise/intrusion to the residential area.

Mr. Kirschner stated they are designed so as not to increase noise and that scientific evidence can be presented, but that testing is typically done before and after their installation.

Chairman Sanger asked staff if that would be acceptable.

Catherine Powers replied “yes”.

Steve Lichtenfeld commented that it is refreshing to see a main-street spine and to see buildings that are not in a rectangular grid; however, the buildings seem massive. He asked how many beds are being added as a result of this project.

Mr. Kirschner stated that there will be 629 total additional beds. He indicated that the new buildings have additional space within them; not just dorm rooms.

Steve Lichtenfeld commented that he likes that the greater mass is toward the center of the campus versus its perimeter.

Mr. Kirschner stated that they did try to keep the periphery less massive in an opportunity to provide more greenspace. He stated they also tried to reduce the visual scale of the buildings with design features, but he agrees they are big buildings.

Mr. Kirschner asked that he now be allowed to discuss parking. He stated that very seldom cars are parked on top deck of the Wohl garage. He stated that all freshmen live on the South 40

Campus and that the number of vehicles that are driven by students is down from about 1,800 to 1,650, which is about an 8% decrease. He stated that with the availability of MetroLink, that, too, reduces the number of cars that have to park on campus. He stated that sustainable design practices indicate not to build parking if it is not necessary and it is his belief that good planning practices would be not to require 1,000 parking spaces.

Chairman Sanger stated that he would like to see documentation regarding the under-utilized parking.

Catherine Powers stated that the garages appear not to be filled up, but that she does not know where those cars are parking.

Chairman Sanger stated that some may be parking on Arundel.

Catherine Powers agreed. She added that the cost of on-campus parking permits may also be a factor.

Mr. Kirschner stated that the University occasionally receives calls about students parking on the surrounding residential streets and that those students are approached about that, but since parking is allowed on the streets, there is little that can be done.

Debbie Igielnik asked the University's commitment to sustainable development.

Mr. Kirschner indicated that the project will be LEED Certified. He stated that water run-off will increase by 1 CFS (cubic feet/second) and that MSD water does not kick in until 2 CFS.

Marc Lopata questioned that there will only be a 1 CFS increase.

Mr. Kirschner indicated that the Wohl building has a very large roof.

Marc Lopata asked if storm water will be reused.

Mr. Kirschner stated that it will be cleaned but that re-use has not been discussed.

Marc Lopata stated it can be used for the cooling tower.

Mr. Kirschner stated that they will develop a recycling system for the food service.

Chairman Sanger asked about the project's timeline.

Mr. Kirschner stated that they hope to begin the project next Spring/Summer and that they anticipate completion by the summer of 2011.

Steve Lichtenfeld asked if the University will have a Zip car.

Ms. Adelstein stated that they will lease a car through a leasing agency that will be available on campus for hourly rental.

Marc Lopata asked that the parking study address the number of beds being used currently and the number of upperclassmen versus freshmen.

Mr. Kirschner indicated that it is almost the same mix of students.

Marc Lopata asked how many of the beds are used.

Mr. Kirschner replied “all 3,000”.

Marc Lopata suggested that sound monitoring begin soon and that data be collected for one year.

Mr. Kirschner indicated that last time, they provided data for one month.

Marc Lopata stated that different climatic conditions will produce different results.

Debbie Igielnik asked the current number of parking spaces.

Mr. Kirschner replied “about 975”. He stated they are proposing a total of 925 spaces.

Scott Wilson asked how underutilized the garage is.

Mr. Kirschner stated that he has been told that about 100 cars park on each deck with the top deck seldom being used.

Chairman Sanger reminded everyone that this project is only being considered on a conceptual level at this time.

Mr. Walter Wittenberg, 6434 Cecil, mentioned the fact that Highway 40 will be closed for two years and asked that construction hours be constrained so as not to overload the streets. He noted that during previous construction, the workers began work before the permitted time. He stated if work is allowed to begin prior to 10 a.m., there will be a negative impact on traffic. He also asked that sound readings begin now to establish a baseline.

Chairman Sanger advised Mr. Wittenberg that it is easy to enforce approved construction hours.

Mr. Kirschner commented that in the past, University construction workers parked off-campus.

Chairman Sanger asked if the same would be done for this phase of construction.

Mr. Kirschner indicated that he believed so.

Chairman Sanger asked if equipment would be stored on the South 40.

Mr. Ackermann replied “yes”.

Mr. Scott Boulton, 6416 Cecil, stated that previously, the workers were parking their vehicles in the park and walked to the campus, causing a lot of congestion in the park. He asked if some of the South 40 Campus would remain open space.

Chairman Sanger indicated that there is a limit to the number of beds the South 40 can contain.

Marc Lopata asked if this will require an amendment to their Conditional Use Permit.

Catherine Powers stated that most likely, a new Conditional Use Permit will be issued; however, it will contain many conditions currently within the existing Conditional Use Permit.

Ms. JoAnne Boulton, 6416 Cecil, asked if the property is zoned R-1.

Catherine Powers replied “no”; she stated it is zoned R-2, which allows colleges/universities with a Conditional Use Permit.

Ms. Boulton asked if there are regulations concerning mass.

Jason Jaggi indicated that the building height is covered by architectural review; however, under a Conditional Use Permit, height is negotiable.

Ms. Boulton asked if the buildings will be taller as viewed from Skinker Heights.

Mr. Kirschner stated that the new buildings will not appear taller than the existing buildings do.

Ms. Sally Cohen, 6464 Ellenwood, has how many more phases of work the University plans to do.

Mr. Kirschner replied “two or three”.

Ms. Cohen asked if once the Myers, Hurd and Hitzeman buildings are demolished, if that area will become a service area.

Mr. Kirschner indicated that there are no plans for an additional service area.

Ms. Cohen asked about trucks.

Mr. Kirschner stated they can use Shepley (one way eastbound). He added that there will be no more truck traffic than there is now.

Ms. Cohen stated she encourages Washington University to go past the lowest level of LEED Certification as it is beneficial to do so and makes sense.

Mr. Ackermann indicated that the University has a strong commitment to LEED.

Ms. Carol Tiegs, 6441 Cecil, asked if Washington University would be willing to provide her with a copy of the slides that were presented this evening.

Ms. Adelstein stated that they need about a month to better define their plans at which time they will offer a community meeting.

Ms. Tiegs asked that the slides be forwarded via e-mail as soon as possible in order to give the residents an opportunity to review them before the community meeting is scheduled.

Debbie Igielnik asked what the future phases include.

Mr. Kirschner indicated that the future phases include the replacement of Lee & Beaumont with a sister building to Umrath/Rubelmann.

Chairman Sanger thanked Mr. Kirschner and the University representatives for their presentation and that he looks forward to the next presentation. He advised them to work with staff for direction.

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Jim Liberman asked the status of the Trianon Project. He asked if the building along Forsyth is going to be proposed to be 2-story.

Catherine Powers replied "yes". She added that a 2-story building along Forsyth could be considered shorter than acceptable. She stated that they will also be proposing the addition of apartments versus condominiums.

Being no further business for the Plan Commission/Architectural Review Board, this meeting adjourned at 6:45 p.m.

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Recording Secretary